074.0	0005	0015.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,400 /	770,400
					USE VALUE:	770,400 /	770,400
					ASSESSED:	770,400 /	770,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD LAWRENCE H--ETAL
Owner 2:	FORD VICTORIA P
Owner 3:	
Street 1:	16 TWIN CIRCLE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,060 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2358 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10060.000	265,100		505,300	770,400
Total Card	0.231	265,100		505,300	770,400
Total Parcel	0.231	265,100		505,300	770,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.66 | /Parcel: 326.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	46970
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!6221!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,100	0	10,060.	505,300	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	218,500	0	10,060.	512,500	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	218,500	0	10,060.	382,600	601,100	601,100	Year End Roll	12/20/2017
2017	101	FV	218,500	0	10,060.	346,500	565,000	565,000	Year End Roll	1/3/2017
2016	101	FV	218,500	0	10,060.	332,000	550,500	550,500	Year End	1/4/2016
2015	101	FV	217,400	0	10,060.	281,500	498,900	498,900	Year End Roll	12/11/2014
2014	101	FV	217,400	0	10,060.	267,100	484,500	484,500	Year End Roll	12/16/2013
2013	101	FV	217,400	0	10,060.	254,100	471,500	471,500		12/13/2012

PRINT

Date	Time
12/10/20	21:01:22

LAST REV

Date	Time
10/16/18	09:49:49
apro	
6221	

USER DEFINED

Prior Id # 1:	46970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMANSKY STEPHE	22459-191		10/2/1992		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2002	747	Porch	5,000	C				REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	345	PATRIOT
11/10/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10060		Sq. Ft.	Site		0	70.	0.72	5									505,264						505,300	

Total AC/HA: 0.23095 | Total SF/SM: 10060 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 505,264 | Spl Credit | Total: 505,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	113800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384172
Depreciation:	119093
Depreciated Total:	265079

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

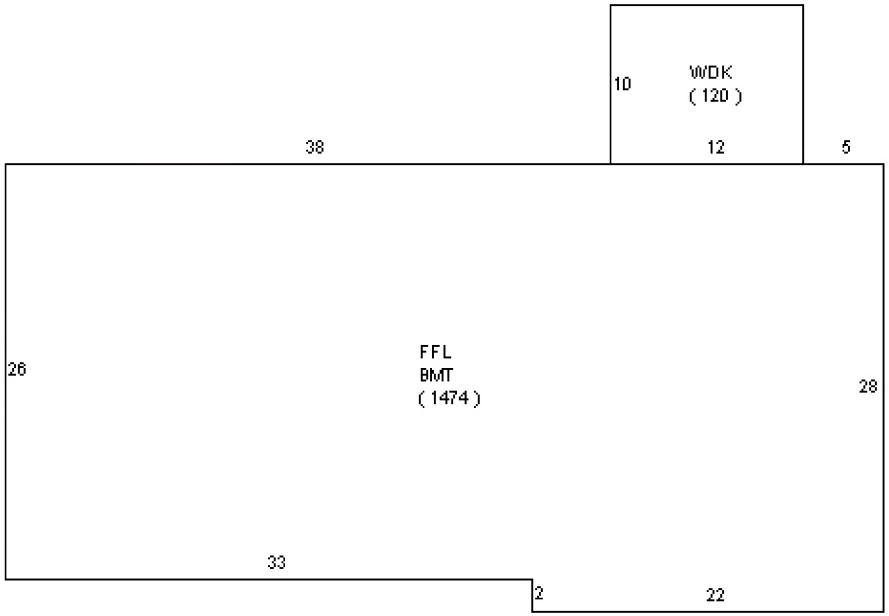
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.62
Special Features:	0	Val/Su Net:	86.41
Final Total:	265100	Val/Su SzAd	179.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,474	53.640	79,058
FFL	First Floor	1,474	128.620	189,589
WDK	Deck	120	14.370	1,725

Net Sketched Area:	3,068			Total:	270,372
Size Ad	1474	Gross Are	3068	FinArea	2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

074.0-0005-0015.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	